



40 Electric Avenue, Maudsland

Modern, Move-In Ready Family Entertainer with Resort-Style Outdoor Living

Positioned in a quiet cul-de-sac on a generous 712m² block, this stunning Metricon-built home (circa 2019) delivers the perfect blend of quality, space, and lifestyle.

Designed with modern family living in mind, the home features four spacious bedrooms, including a well-appointed master with private ensuite. Bedrooms three and four have been upgraded with sliding patio doors, inviting an abundance of natural light while opening out to their own private patio with direct access to the backyard. The main family bathroom is thoughtfully designed with a bath, separate shower and vanity, complemented by a separate toilet for added convenience.

At the heart of the home, a beautifully finished open-plan kitchen, living and dining area flows effortlessly to the outdoors, enhanced by upgraded corner stacking sliding doors that create a seamless indoor-outdoor connection. This standout feature maximises natural light and airflow while opening the space entirely for entertaining. The kitchen showcases quality finishes, gas cooking, and a highly functional layout, perfectly suited for both everyday living and hosting guests.

4  2  2 

FOR SALE

Offers Over \$1,550,000

VIEW

By Appointment

AGENTS

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Step outside to your own private retreat, where a huge undercover timber-decked entertaining area connects seamlessly to a sparkling elevated in-ground pool. Complete with a built-in firepit, this space is designed for year-round enjoyment. The backyard also features a selection of established fruit trees including passionfruit, banana, lemon, mulberry and nectarine, along with a herb and vegetable garden perfect for those who enjoy fresh, homegrown produce. A self-watering irrigation system services the lawns, ensuring easy, low-maintenance upkeep year-round.

Key Features:

- 4 spacious bedrooms including master with ensuite
- Bedrooms 3 & 4 access to private patio
- Family bathroom with bath, separate shower & vanity
- Separate toilet for added functionality
- Open-plan kitchen, living and dining with gas cooking
- Upgraded corner stacking sliding doors for seamless indoor-outdoor flow
- Separate media room / second living area
- Expansive timber-decked outdoor entertaining area
- Fully Fenced Garden
- Large in-ground swimming pool
- ground firepit
- Fruit trees - passionfruit, banana, lemon, mulberry & mandarin
- Herb and vegetable garden
- " Self-watering irrigation system for lawns
- " Block Size 712m²
- Build year 2019

Set in a peaceful, family-friendly cul-de-sac street, this home offers both privacy and convenience, making it an exceptional opportunity in the sought-after Maudsland market, where no detail has been overlooked in delivering a home of quality and style.

Disclaimer: Properties in Queensland that are for sale by auction or without a price can not have a price guide provided, unless specified in writing from the seller. This website may have filtered the property into a price bracket for website functionality purposes.

MORE DETAILS

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|---------------|--|
| Property ID | 5HU7F41 |
| Property Type | House |
| House Size | 261 m2 |
| Land Area | 712 m2 |
| Including | Air Conditioning Pool Outdoor Entertaining Built-in-Robes Fully Fenced |

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40 ELECTRIC AVENUE, MAUDSLAND

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Internal: 232m² | External: 29m² | Total: 261m²

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other item are approximate and no responsibility is taken for any error, omission, or misstatement. This plan is for illustrative purposes only and should only be used as such by any prospective purchaser.

